



# City of Hudson, Ohio

## Meeting Minutes - Final Planning Commission

*David Nystrom, Chair  
Sarah Norman, Vice Chair  
Fred Innamorato  
Matt Romano  
Angela Smith  
Ronald Stolle  
Erik Vaughan*

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Monday, November 18, 2024

7:30 PM

Town Hall  
27 East Main Street

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### I. Call To Order

Chair Nystrom called to order the meeting of the Planning Commission of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

### II. Roll Call

**Present:** 7 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Romano, Mr. Nystrom, Mr. Innamorato and Ms. Smith

### III. Swearing In

Chair Nystrom placed everyone under oath who would be giving testimony during the meeting.

### IV. Approval of Minutes

#### A. PC 10-14-24 Minutes of Previous Planning Commission Meeting: October 14, 2024

Attachments: [PC Meeting Minutes 10.14.24](#)

**A motion was made by Ms. Norman, seconded by Mr. Romano, that this Minutes be approved as amended. The motion carried by the following vote:**

**Aye:** 6 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Romano, Mr. Innamorato and Ms. Smith

**Abstain:** 1 - Mr. Nystrom

### V. Public Discussion

There were no Public Comments.

### VI. Correspondence

Mr. Sugar noted one correspondence received for Case 2024-1186, which is included in the meeting agenda .

## VII. Old Business (including continuation of public hearings)

A. [PC 2024-1085](#) [CONTD](#) A proposed text amendment request to Section 1206.05 of the Land Development Code. The amendment would provide greater ability of existing non-conforming residential properties to rebuild or expand an existing dwelling on an existing parcel.

Attachments: [Staff Report November 18th Meeting](#)

[ORD 24-105 LDC Amendment Section 1206 Non-Conforming Uses](#)

[Staff Report 10.14.24 Meeting](#)

Mr. Sugar introduced the application by reviewing the staff report and staff recommendations.

The Commissioners and staff discussed how the text amendment would affect rebuilding a house on a small lot, that City Council initiated the text amendment discussions after hearing from residents, how the text amendment will affect requests for additions, and that other portions of the LDC should align.

There were no Public Comments.

The Commissioners instructed staff to further review the text to align with Section 1206.05(e)(1), regulating enlargement of nonconforming uses.

**A motion was made by Ms. Norman, seconded by Mr. Stolle, that consideration of the new ordinance language in case 2024-1085 be postponed, with a directive to staff that conflicts in 1206.05 E 1 C, be accommodated at the next meeting. The motion carried by the following vote:**

**Aye:** 7 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Romano, Mr. Nystrom, Mr. Innamorato and Ms. Smith

## VIII. New Business (including public hearings)

A. [PC 2024-1186](#) Major site plan request for the Preserve of Hudson, a 29-unit townhome development

Attachments:

- [Staff Report](#)
- [Site Improvement Plans](#)
- [Landscaping and Tree and Vegetation Plan](#)
- [Lighting Plan](#)
- [Trip Generation and Sight Distance Report](#)
- [Wetlands Study and Army Corp of Engineers Verification](#)
- [Stormwater Calculations](#)
- [Elevations](#)
- [Engineering Review](#)
- [Public Comments](#)
- [Phasing and Timeline](#)
- [Pavement Design Letter](#)
- [Decision and Minutes - May 13th 2024 PC Meeting](#)
- [Declaration of Condominium Ownership \(DRAFT\)](#)
- [Engineers Estimate](#)
- [Other Agency Documentation](#)
- [Notarized Affidavit](#)

Chair Nystrom introduced the application.

Ms. Norman noted items that are required in the submittal for a site plan approval and were not found in the agenda.

Staff and the applicant, represented by Mr. Kevin Hoffman, Polaris Engineering and Surveying, and Hanna Cohan, Triban Investment, responded to questions related to the submittal.

The Planning Commission identified full site staking as an important requirement to conduct the review. The requirements for a sign plan and performance bond were also questioned.

Mr. Hannan stated the staking is for the benefit of the Commissioners not for the public, that a sign plan is required for a multi-tenant building and does not apply in this application, and that bonding is generally not required for private property infrastructure.

Mr. David Rapp, City of Hudson Engineering, noted a performance bond will be required for improvements in the right of way and storm water system after a contractor is chosen, and that it is the contractor who must secure the bond.

Solicitor Pitchford stated the code may not have an answer as to who supplies the performance bond, Mr. Hannan noted that past practice has been to require the bond prior to construction.

Mr. Hoffman noted a performance bond can not be supplied until the Engineering Department approves the plans. Ms. Norman stated the Commissioners are required to follow the LDC as written. The Commissioners discussed why a performance bond might be required during the application process.

Ms. Cohan noted that a delay will negatively impact their project, that a performance bond being required at this stage is not typical for them, and that Triban submitted all that was requested.

Mr. Vaughan stated the LDC gives staff the authority to determine an application as complete for the Commissioner's review. The Commissioners discussed what staking must be done for a proper review.

Mr. Sugar noted the four items which the LDC requires be staked, Mr. Hoffman stated the difficulty of staking will be determined by the degree of underbrush. The Commissioners discussed requiring the four staking items unless staff verifies unreasonable difficulty in doing so.

The Commissioners discussed the merits of the motion.

The Board and staff discussed the deadline for site staking for the December meeting.

Ms. Cohan requested information from staff detailing the requirements for the application be considered complete. Mr. Hoffman stated he believes the stakes will be in place and will issue a letter addressing the performance bond.

**Ms. Norman made a motion, seconded by Mr. Romano, that the application be tabled until the complete submission is tendered. The motion carried by the following vote:**

**Aye:** 4 - Ms. Norman, Mr. Romano, Mr. Nystrom and Mr. Innamorato

**Nay:** 3 - Mr. Stolle, Mr. Vaughan and Ms. Smith

## **IX. Other Business**

## **X. Staff Update**

Mr. Sugar noted a line item for the 2025 goals will be on the December agenda.

Mr. Stolle requested that all members receive a copy of the Comprehensive Plan, Mr. Sugar said staff will bring copies to the next meeting.

## **XI. Adjournment**

**A motion was made by Mr. Stolle, seconded by Mr. Romano, that the meeting be adjourned at 8:43 p.m.. The motion carried by the following vote:**

**Aye:** 7 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Romano, Mr. Nystrom, Mr. Innamorato and Ms. Smith

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**David Nystrom, Chair**

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**Joe Campbell, Executive Assistant**

*Upon approval by the Planning Commission, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.*

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